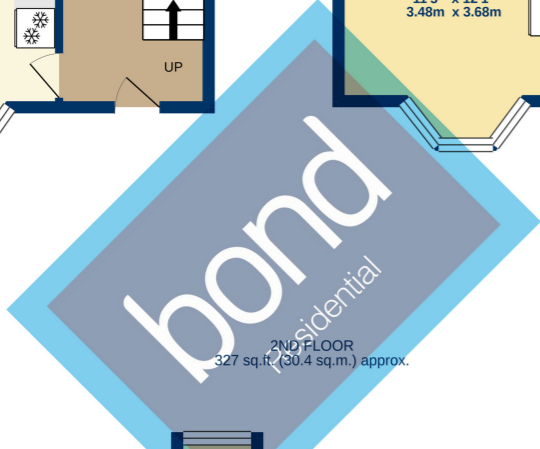
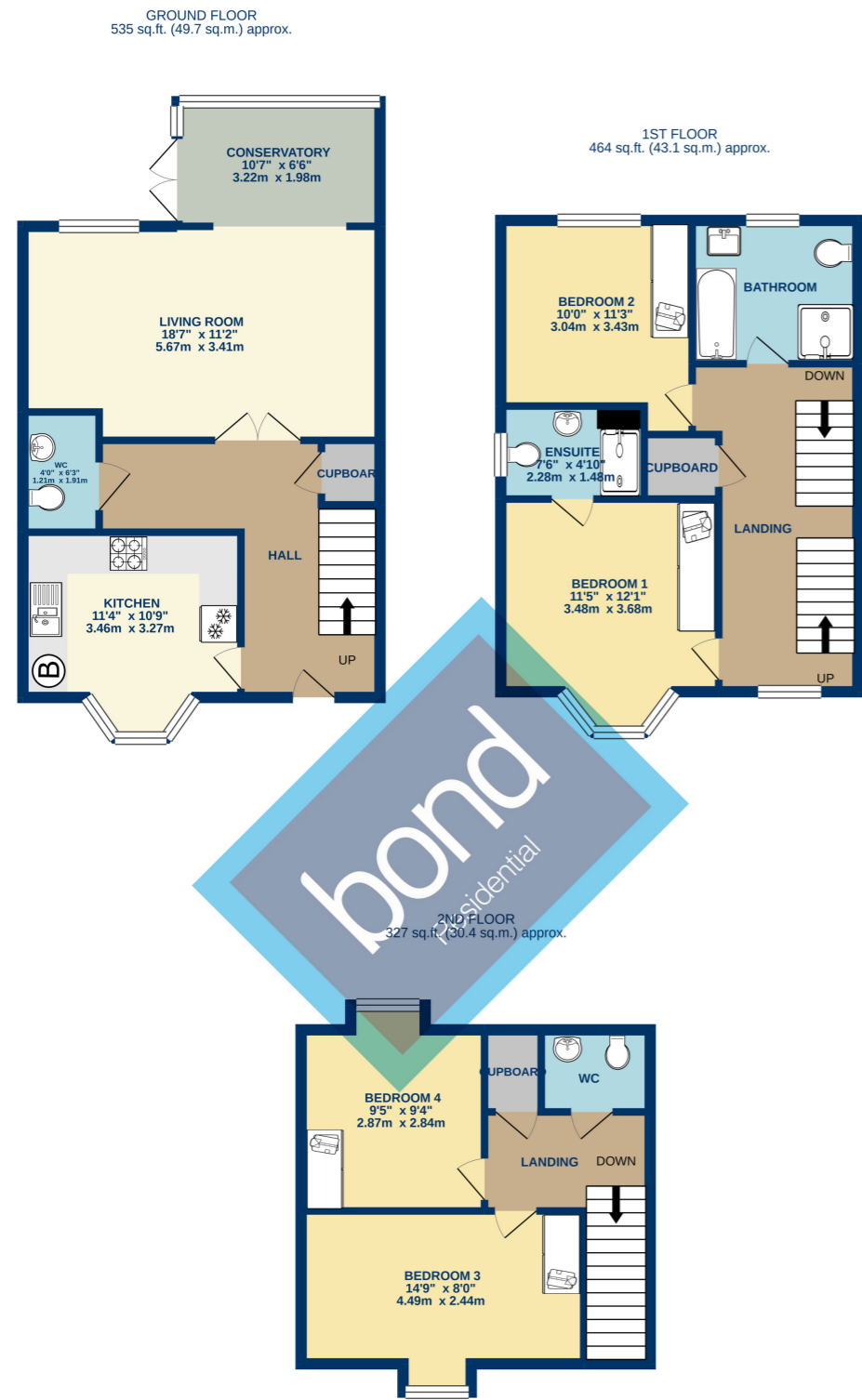


# FLOOR PLAN



Oat Leys, Chelmsford, Essex, CM1 4FF



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION

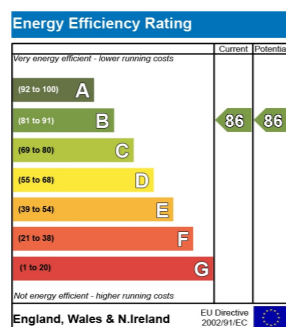
Bond Residential are delighted to offer for sale this well presented semi detached family residence built in 2015 situated on the Saxon Gate development. The property offers an entrance hall, cloakroom, living room, conservatory and fitted kitchen with integrated appliances. To the first floor there is the main bedroom with fitted wardrobe and en-suite shower room, second bedroom with fitted wardrobe and family bathroom with modern four piece suite. The second floor accommodation comprises of two bedrooms, built in storage cupboard and WC cloakroom room. Outside the property benefits from a rear garden with paved patio area, side access, lawn and a personal door giving access to the garage with up & over door and parking space in front of the garage which is approached by the rear of the house.

LOCATION

The Saxon Gate Development is superbly located on the North Western Outskirts in the Parish of Broomfield less than a 10 minute drive from the City Centre and Mainline Station. The area is extremely popular as it is close to open fields and countryside in addition to being within easy reach of King Edward Grammar School and County High School for Girls in addition to local Primary and Secondary schools. Chelmsford has become an extremely popular choice for homebuyers due to its proximity to London, some of the most highly regarded schools in the UK and its thriving City Centre. Chelmsford boasts comprehensive shopping facilities which include the new Bond Street shopping precinct as well as a wide array of independent and chain restaurants, many bars and leisure facilities including Riverside Ice Rink. Chelmsford mainline station which has recently undergone a major refurbishment programme provides regular and fast services to London Liverpool Street.

- Modern Semi Detached House
- Ground Floor WC
- Fitted Kitchen
- Open Plan Living Room & Conservatory
- Gas Central Heating
- Four Bedrooms
- En-Suite Shower Room & Family Bathroom
- Garage & Parking To Rear
- Rear Garden

£465,000



01245 500599

www.bondresidential.co.uk

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